

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 2997-01  
Bill No.: HB 1361  
Subject: Public Buildings; Business and Commerce; Property, Real and Personal  
Type: Original  
Date: March 21, 2002

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**FISCAL SUMMARY**

| <b>ESTIMATED NET EFFECT ON STATE FUNDS</b>                  |                               |                               |                               |
|---|-------------------------------|-------------------------------|-------------------------------|
| <b>FUND AFFECTED</b>  | <b>FY 2003</b>                | <b>FY 2004</b>                | <b>FY 2005</b>                |
| General Revenue   | (\$538,000 to Unknown)        | (\$461,750 to Unknown)        | (\$465,613 to Unknown)        |
| Road  | (\$26,880)                    | (\$27,686)                    | (\$28,517)                    |
| Park Sales Tax  | (\$56,250)                    | (Unknown)                     | (Unknown)                     |
| Conservation Commission                                     | (Unknown)                     | (Unknown)                     | (Unknown)                     |
| <b>Total Estimated Net Effect on <u>All</u> State Funds</b> | <b>(\$621,130 to Unknown)</b> | <b>(\$489,436 to Unknown)</b> | <b>(\$494,130 to Unknown)</b> |

| <b>ESTIMATED NET EFFECT ON FEDERAL FUNDS</b>                  |                |                |                |
|---|----------------|----------------|----------------|
| <b>FUND AFFECTED</b>  | <b>FY 2003</b> | <b>FY 2004</b> | <b>FY 2005</b> |
| None  |                |                |                |
| <b>Total Estimated Net Effect on <u>All</u> Federal Funds</b> | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>     |

| <b>ESTIMATED NET EFFECT ON LOCAL FUNDS</b> |                               |                               |                               |
|--|-------------------------------|-------------------------------|-------------------------------|
| <b>FUND AFFECTED</b>                       | <b>FY 2003</b>                | <b>FY 2004</b>                | <b>FY 2005</b>                |
| <b>Local Government</b>                    | <b>(\$275,000 to Unknown)</b> | <b>(\$275,000 to Unknown)</b> | <b>(\$275,000 to Unknown)</b> |

Numbers within parentheses: ( ) indicate costs or losses.

This fiscal note contains 7 pages.

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## **FISCAL ANALYSIS**

### **ASSUMPTION**

Officials from the **Office of Administration – Division of Facilities Management** and **Linn State Technical College** assume the proposed legislation would have no fiscal impact on their agencies.

Officials from the **Metropolitan Community Colleges (MCC)** assumes the proposal would cost their agency approximately \$80,000. MCC states they are scheduled to construct one facility after January 1, 2003, that, according to the proposal, would require building two family restrooms at an estimated cost of \$40,000 each.

Officials from the **Department of Transportation (DHT)** assume the proposal would result in minor fiscal impact on their agency. Officials anticipate 8 DHT buildings (statewide) per year to be affected by this legislation at an estimated average cost of \$3,360 per building. DHT approximates annual costs to be \$26,880 for FY 2003; \$27,686 for FY 2004; and \$28,517 for FY 2005.

Officials from the **City of Springfield (COS)** assume the proposal would result in annual costs of \$200,000 to \$500,000. COS estimates, including the cost of ADA accessibility of these family restrooms, each family restroom would cost a minimum of \$20,000 for construction and space only. COS notes this does not include the additional costs for design changes necessary to add family restrooms and the accompanying construction delays attributable to the design changes. COS assumes for fiscal year 2003, including a minimum of one to two new family restrooms per building that would have to be added, the cost estimate is a minimum of \$200,000. COS assumes including redesign fees, construction delay, and loss of space, the cost could easily double. COS assumes, through 2005, the minimum cost estimate is \$500,000.

Officials from the **City of Kansas City (CKC)** assume the fiscal impact of the proposed legislation would be \$75,000 annually for city-owned properties. CKC also assumes they would lose \$300,000 annually in lost permit fees, real estate tax, and employment tax because of a decrease in construction-related activity. CKC states the proposal may eliminate a proposed project.

Officials from the **Moberly Area Community College (MAC)** assume the proposal would result in no additional costs for FY 2003 due to funding constraints regarding new construction and renovation. MAC assumes the fiscal impact for FYs 2004 and 2005 would be the cost of an additional family restroom and notes although their agency will have capital improvement needs, uncertain funding makes it impossible to estimate if any new construction/renovation will be undertaken.

ASSUMPTION (continued)

Officials from the **Central Missouri State University** assume the proposed legislation would have an unknown fiscal impact on their agency.

Officials from the **Harris–Stowe State College** assume the fiscal impact of the proposed legislation would be \$150,000 annually.

Officials from the **University of Missouri** assume the proposed legislation will cost their agency approximately \$300,000 for existing facilities when they are renovated and approximately \$50,000 in each new facility.

Officials from the **Truman State University (TSU)** estimate the proposed legislation will cost their agency \$83,000 annually for the next four fiscal years. TSU notes there will be increased operating costs (e.g. custodial services) which they are unable to estimate.

Officials from the **Missouri Southern State College** state they unable to estimate the fiscal impact of this proposal but assume the impact would be substantial.

Officials from the **Department of Conservation (MDC)** assume the proposal would result in fiscal impact on MDC funds because of its effect on new construction; however, the extent of fiscal impact is unknown.

Officials from the **Department of Natural Resources (DNR)** estimate, within the next ten years, the requirement of a family restroom as proposed in this legislation would impact about 57 facilities in the state park system. These include the showerhouses, bathhouses and restrooms located throughout the system that presently contain three or more toilets. DNR notes existing restrooms in park facilities include showerhouses. DNR states the fiscal impact is difficult to project, as each renovation would be different; however, if a family restroom were built as a new addition to an existing structure the cost would be approximately:

|  |                    |
|--|--------------------|
| 47 bathhouses / showerhouses @ \$18,750 each | \$881,250          |
| 10 Beach bathhouses @ \$18,000 each          | \$180,000          |
| 12 Visitor centers @ \$11,250 each           | \$135,000          |
| 7 Park lodges / Motels @ \$11,250            | <u>\$78,750</u>    |
|  | \$1,275,000        |
| OA Administrative Cost                       | <u>\$191,250</u>   |
| TOTAL COST IMPACT                            | <u>\$1,466,250</u> |

DNR notes the cost estimate for the bathhouses/showerhouses assumes each would also contain a shower, which is consistent with the existing bathhouses and showerhouses, while the restrooms  
ASSUMPTION (continued)

would contain a sink and toilet. DNR assumes these capital improvements would take place as capital improvement funds in the Parks Sales Tax are available and upon appropriation.

**Oversight** notes that the Governor's Recommended Capital Improvement Plan for FY 2002 and FY 2003 identifies four showerhouse projects for the DNR over the next two years. For FY 2003, the plan identifies two showerhouse additions and one showerhouse renovation; therefore, Oversight has reflected costs of \$56,250 (3 X \$18,750). For FYs 2004 and 2005, Oversight has reflected unknown costs to the Park Sales Tax Fund as the Governor's Recommended Capital Improvement Plan for FY 2004 and 2005 is not available at this time.

Officials from the **Office of Administration - Division of Design and Construction (COA)** assume this proposal would cost the state approximately \$125,000 in FY 2003; \$128,750 in FY 2004; and \$132,613 in FY 2005. COA states based on a review of the Governor's Recommended Capital Improvement Plan for FY 2000 to FY 2001, 20 projects would have potential impact. COA estimates the cost per restroom (ADA compliant) to be \$12,500. COA assumes if the FY 2000 to FY 2001 sampling represents an average capital cycle, then 10 projects can be expected annually with a cost of \$12,500 each, for an average cost of \$125,000.

Officials from the **City of St. Louis, St. Louis County, and Jackson County** did not respond to our fiscal note request. **Oversight** assumes that each of these entities would incur costs over the next three fiscal years in renovating or constructing new public buildings and therefore would be required to install unisex restrooms; however, the fiscal impact is not readily determinable. Therefore, Oversight is showing local government costs as (Unknown).

| <u>FISCAL IMPACT - State Government</u>       | FY 2003<br>(6 Mo.) | FY 2004     | FY 2005     |
|---|--------------------|-------------|-------------|
| <b>GENERAL REVENUE</b>                        |                    |             |             |
| <u>Cost</u> – Office of Administration        | (\$125,000)        | (\$128,750) | (\$132,613) |
| <u>Cost</u> – Metropolitan Community Colleges | (\$80,000)         | (Unknown)   | (Unknown)   |
| <u>Cost</u> – Harris–Stowe State College      | (\$150,000)        | (\$150,000) | (\$150,000) |
| <u>Cost</u> – Truman State University         | (\$83,000)         | (\$83,000)  | (\$83,000)  |

| <u>FISCAL IMPACT - State Government</u>                 | FY 2003<br>(6 Mo.)                       | FY 2004                                  | FY 2005                                  |
|---|--|--|--|
| <u>Cost</u> – Other State Colleges & Universities       | (Unknown<br>Exceeding<br>\$100,000)      | (Unknown<br>Exceeding<br>\$100,000)      | (Unknown<br>Exceeding<br>\$100,000)      |
| <b>ESTIMATED NET EFFECT ON<br/>GENERAL REVENUE FUND</b> | <b><u>(\$538,000 to<br/>Unknown)</u></b> | <b><u>(\$461,750 to<br/>Unknown)</u></b> | <b><u>(\$465,613 to<br/>Unknown)</u></b> |

#### **ROAD FUND**

|  |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|
| <u>Cost</u> – Department of Transportation   | (\$26,880)               | (\$27,686)               | (\$28,517)               |
| <b>ESTIMATED NET EFFECT ON ROAD<br/>FUND</b> | <b><u>(\$26,880)</u></b> | <b><u>(\$27,686)</u></b> | <b><u>(\$28,517)</u></b> |

#### **PARK SALES TAX FUND**

|  |                          |                         |                         |
|--|--------------------------|-------------------------|-------------------------|
| <u>Cost</u> – Department of Natural Resources          | (\$56,250)               | (Unknown)               | (Unknown)               |
| <b>ESTIMATED NET EFFECT ON PARK<br/>SALES TAX FUND</b> | <b><u>(\$56,250)</u></b> | <b><u>(Unknown)</u></b> | <b><u>(Unknown)</u></b> |

#### **CONSERVATION COMMISSION FUND**

|   |                         |                         |                         |
|---|-------------------------|-------------------------|-------------------------|
| <u>Cost</u> – Department of Conservation                            | (Unknown)               | (Unknown)               | (Unknown)               |
| <b>ESTIMATED NET EFFECT ON<br/>CONSERVATION COMMISSION<br/>FUND</b> | <b><u>(Unknown)</u></b> | <b><u>(Unknown)</u></b> | <b><u>(Unknown)</u></b> |

| <u>FISCAL IMPACT - Local Government</u>                | FY 2003<br>(6 Mo.)                       | FY 2004                                  | FY 2005                                  |
|--|--|--|--|
| <b>VARIOUS LOCAL FUNDS</b>                             |  |  |  |
| <u>Cost</u> – City of Springfield                      | (\$200,000 to<br>\$500,000)              | (\$200,000 to<br>\$500,000)              | (\$200,000 to<br>\$500,000)              |
| <u>Cost</u> – City of Kansas City                      | (\$75,000)                               | (\$75,000)                               | (\$75,000)                               |
| <u>Cost</u> – Other Political Subdivisions             | (Unknown)                                | (Unknown)                                | (Unknown)                                |
| <b>ESTIMATED NET EFFECT ON<br/>VARIOUS LOCAL FUNDS</b> | <b><u>(\$275,000 to<br/>Unknown)</u></b> | <b><u>(\$275,000 to<br/>Unknown)</u></b> | <b><u>(\$275,000 to<br/>Unknown)</u></b> |

#### FISCAL IMPACT - Small Business

Small businesses that have public restrooms as specified in this proposed legislation would be required to comply with the provisions of this proposal and therefore, would have some fiscal impact.

#### DESCRIPTION

This proposal requires public facilities such as sports stadiums, auditoriums, and shopping malls which are built after January 1, 2003, to provide one family restroom for every pair of male and female restrooms which have three or more toilets and to install a privacy latch for restrooms which have no more than two toilets. Family restrooms are required to have a privacy latch and comply with all state and federal laws regarding access for persons with disabilities. Facilities constructed prior to January 1, 2003, which undergo a major structural renovation are also required to provide family restrooms or privacy latches for restroom entrances.


This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

SOURCES OF INFORMATION

Office of Administration  
    Design and Construction  
    Facilities Management  
Department of Transportation  
Department of Conservation  
Department of Natural Resources  
City of Kansas City  
City of Springfield  
Linn State Technical College  
Metropolitan Community Colleges  
Moberly Area Community College  
Central Missouri State University  
Harris–Stowe State College  
University of Missouri  
Truman State University  
Missouri Southern State College

NOT RESPONDING

City of St. Louis  
Jackson County  
St. Louis County



Mickey Wilson, CPA  
Acting Director

March 28, 2002